



DOGON | GROUP

PROPERTIES

SURO

FINISHING SCHEDULE



sūro
SEA POINT

HEAD OFFICE 021 433 2580

dogongroup.com

A visionary company with decades of experience



DOGON | GROUP

PROPERTIES

COMPANY PARTICULARS

Established in 2002, Dogon Group Properties has proven to be a true real estate success story. The Dogon name has become synonymous with the proficient and effective marketing and selling of premium grade properties in Cape Town and particularly the sought-after Atlantic Seaboard. Dogon Group currently have offices in high profile positions in Sea Point and Southern Suburbs.

Dogon Group Properties prides itself on its unique and focused approach to marketing and sales, providing a comprehensive and tailored solution to ensure that sales occur at the optimum price within a compressed space of time. The company utilizes an evolved and distinctive sales force of highly adept and skilled sales agents who are selected for their extensive experience, professionalism and successful track records.

Headed by Managing Director Alexa Horne, Dogon Group has a dedicated in-house marketing department ensuring that focused and specialized marketing strategies are implemented. The powerful proprietary Dogon Group database combined with its eye-catching and prominent advertising, both in print and digital media, together with our visible network of sales offices support our strong performance on the Western Cape's Atlantic Seaboard, Southern Suburbs, Western Seaboard and surrounding areas.

DOGON GROUP PROPERTIES (PTY) LTD
REGISTRATION NO: 2002/020365/07
FIDELITY FUND CERTIFICATE NO: F110941
ALEXA HORNE (MANAGING DIRECTOR)

P O BOX 605 SEA POINT 8060
THE KINGS, 101 REGENT ROAD
SEA POINT, SOUTH AFRICA
TEL +27 21 433 2580
FAX +27 21 433 2781

SALES AGENT



LESLEY RENSBURG
061 439 8225

lesley@dogongroup.com

Registered with the PPRA - FFC No: 1152541

HEAD OFFICE **021 433 2580**

dogongroup.com

A visionary company with decades of experience



SCHEDULE OF FINISHES - major renovation of existing building: As of 1 March 2023

OUTLINE SPECIFICATION: REFERS TO ARCHITECTS PLAN

Internal Finishes

Colours of flooring, tiles, cabinetry, counter tops and fittings will be based on the purchasers' individual selections.

Apartment Floors

- Entrance, kitchen, living room and dining room - Vinyl flooring
- Bathroom floor- tiles from developers' selection.
- Shower base - same tile as bathroom floor.
- Bedroom - Vinyl flooring

Walls

- Trowel finish, skimmed and painted.
- Bathroom - Tiled wall in shower cubicle, the rest of the walls are plastered and painted - dependent on theme selection

Skirting

- Molded timber skirting primed and painted white

Soffits

- skimmed and painted ceilings

Doors

- Front door - Fire rated door and frame
- Internal - Flush door with timber door frame
- Handles -dependent on theme selection
- Locks - Cylinder lock to front door
- Locks - Two lever locks to internal doors

Electrical

- Positioned as per architect's plan
- Plugs and switches - La Grande
- Light points as per plan
- Combination of track lights, down lights and double spots - from the developers range
- Plug points as per plan
- DSTV & Fibre connection points per apartment
- Oven, hob and extractor - Bosch range
- Hot water - distributed by a general heat pump
- Split electrical prepaid meter per apartment

Sanitary ware

- Undermount kitchen sink (as per plan) with sink mixer tap
- Toilet with concealed cistern - Geberit or similar
- Wash-hand basin with a floating wall-hung vanity cupboard and basin mixer
- Wall hung mirror above vanity
- Shower - enclosed or open shower (depending on architects' layout), shower mixer and shower arm.
- Brushed accessories - this includes shower rack, toilet roll holder and towel rail, where space is available

Kitchen Joinery

- Kitchen unit's layouts as per architect's plan
- Counter tops - Engineered Stone - as per the developers range
- Cupboard doors - Matt Duco sprayed boards with impact edging
- Kitchen cupboard door handles - matt black pull handles

Bedroom Joinery

- Provided as per Architects plan.
- Cupboard doors to be Matt Duco sprayed boards with impact edging
- Cupboard door handles - matt black pull handles

General External Areas

As per Engineers and Architects Designs.

SUB-STRUCTURE

Foundations

- All to Structural Engineers' Specification

STRUCTURE

Superstructure

- Conventional concrete framed structure with brick dividing walls - all to structural engineers' specifications

Roof

- Reinforced concrete slab to engineer specifications.

External Walls

- Cement plaster with plaster features to architects' specification
- One coat primer and two coats paint - developers choice

Soffits of Slabs

- Skimmed and painted concrete soffits.
- Cornice - as per the developer's choice
- Feature bulkheads in selected units

Windows and Doors

- Powder-coated aluminum frames (developers' choice).

Walkways

- External walkways to be vinyl from the developer's range
- Balconies will be non-slip tiles, from the developer's range

Balustrades

- Painted galvanised mild steel balustrades to general areas and balconies

Staircases

- Wall with handrails as per fire engineer specifications

Boundary Walls

- As per architect's detail.

Security

- Airphone or video intercom to each apartment.
- CCTV to common areas.
- Biometric controlled access to building.

Internal finishes - Common Areas

Floors

- Entrance, lobby area - decorative floor, from the developer's range.

Feature Walls

- As per architect/interior designer details.

Ceiling & Lighting

- Entrance & Reception area to have skimmed and painted drop-down ceilings with down lighters - developers range

NOTES:

1. All other general specifications as per minimum requirements required by the Financial Institution.
2. This specification takes precedence over sketch marketing plans signed by both the seller and the purchaser.
3. The above outline specification reflects the minimum standard of finish intended by the developers, who reserve the right to vary this within the parameters set.

NB: TV units, built-in tables, shelving, hanging lights, wood wall cladding are not included in the original price for any of the units.

Included in the price - Ceiling light fittings, built-in cupboards, kitchen, oven, hob, extractor, bathroom vanity & mirror

Selection of apartment finishes

Finishes

Floors

Vinyl flooring throughout

Bathroom floor & shower walls

A-Grade porcelain tiles

Kitchen splash-back

Engineered stone behind hob with 100mm skirting

Kitchen cupboards

Matte Duco sprayed doors and exposed panels

Kitchen Extractor

Concealed extractor

Bedroom cupboards

Matte Duco sprayed doors and exposed panels

Kitchen counter tops

Engineered stone

Selection of finishes

Finishes - There is one neutral colour scheme available

